Karen Johnson Davidson County
Batch# 823678 DEEDQC
03/17/2022 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220317-0031217

Commitment Number: 28650730
Seller's Loan Number: 104306029

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
April L. Hailstock, a married woman, 2116 Carefree Ln., Antioch, TN 37011

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164 160B 048.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

April L. Hailstock, F/K/A April Suggs married to **Lamont Hailstock**, whose mailing address is **2116 Carefree Ln., Antioch, TN 37011**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **April L. Hailstock, a married woman**, hereinafter grantee, whose tax mailing address is **2116 Carefree Ln., Antioch, TN 37011**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2116 Carefree Ln., Antioch, TN 37011

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20191007-0102174 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164 160B 048.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 22, 2022:

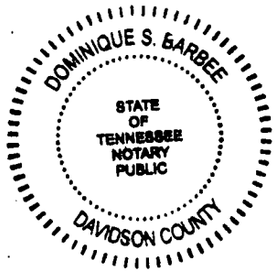
April L Hailstock F/K/A April Suggs — Lamont Hailstock Jr.

April L. Hailstock F/K/A April Suggs — **Lamont Hailstock**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 22, 2022 by **April L. Hailstock F/K/A April Suggs** and **Lamont Hailstock** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Dominique Barbee
Notary Public

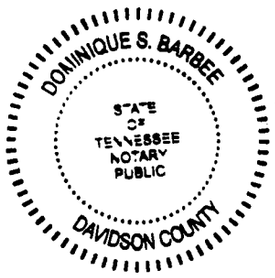


State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 22 day of January, 2022.



(Seal)

April L. Hailstock F/K/A April Suggs
Affiant

April L Hailstock F/K/A April Suggs
Print Name

Dominique Barbee
Notary Public

My commission expires:

1-6-2025

Dominique Barbee
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Being Lot No. 48 in Cedarbrook Subdivision in Plat Instrument# 201811050109350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same parcel conveyed to April Suggs from D.R. Horton Inc. a Delaware Corporation, by virtue of a deed dated 9/30/2019, recorded 10/7/2019, as Instrument No. 20191007-0102174 County of Davidson, State of Tennessee.

Assessor's Parcel No: 164 160B 048.00

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-22-2022 (date of document).

Luke Bingham
Affiant Signature

3/8/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries